



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: February 1, 2007 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Kathleen M. Keohane, Clerk  
Donald F. Naber  
Joyce O'Connor Davidson

**Also Present:** Jack Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Approved Minutes of January 4, 2007**

The Planning Board approved the Minutes of January 4, 2007 as submitted.

**2. Signed bills – no bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments – no Board Member comments**

**7:05 P.M. Russell Industrial Park, Definitive Subdivision  
Public Hearing, Continued from June 8, 2006  
Location: 455 Hartford Turnpike (Route 20)  
Decision Deadline: April 15, 2007**

Mr. Gordon read a letter dated February 1, 2007, from Carl Hultgren, PE, of Quinn Engineering, asking for a continuance. The Board voted to allow the continuance to March 1, 2007.

Mr. Gordon continued the hearing to March 1, 2007, at 7:10 P.M.

**7:10 P.M. Gulf View Estates, Definitive Subdivision  
Public Hearing, Continued from December 8, 2005  
Location: Gulf Street & Browning Road  
Decision Deadline: April 20, 2007**

Mr. Gordon read a letter dated January 31, 2007, from Attorney Joseph Allen of Dunn McGee & Allen, LLP, asking for a continuance. The Board discussed the status of the projects and expressed concern about the length of time and there has been no communication. The Board voted to grant a continuance and ask, by letter, for information before the meeting.

Mr. Gordon continued the hearing to March 1, 2007, at 7:05 P.M.

**7:15 P.M. Shrewsbury Crossing – Stop & Shop Plaza  
Starbucks Coffee with Drive Through, Site Plan Approval  
Public Hearing, Continued from November 2, 2006  
Location: 539-551 Boston Turnpike (Route 9)  
Decision Deadline: 65 days from close of hearing**

Mr. Gordon read a letter dated February 1, 2007, from Attorney Mark Donahue, of Fletcher, Tilton, & Whipple, asking for a continuance. The Board voted to authorize a continuance to March 1, 2007. Matt Smith, of Bohler Engineering, is working on issues with neighbors.

The Board asked they do a re-notice to abutters, but it did not have to be certified.

Mr. Gordon continued the hearing to March 1, 2007, at 7:15 P.M.

**7:20 P.M. Tuscan Place, Definitive Subdivision  
Public Hearing  
Location: 423 Main Street  
Decision Deadline: March 15, 2007**

Attending the hearing were Ron Aspero – the property owner; and Norman Hill – an engineer from Land Planning.

Mr. Hill listed the following about the project:

- 1) there is an existing house on the property, which will be demolished in this proposal;
- 2) they want to build four lots;
- 3) the wetland area is in the back of the property;
- 4) proposing a 24-foot pavement;
- 5) will have a 90-foot cul-de-sac;
- 6) proposing sidewalk on one side
- 7) proposing sloped vertical curbing.

Ms. Keohane asked about Parcel A. Mr. Aspero commented that they are open for suggestion.

Mr. Hill submitted a revised plan after receiving comments from Mr. Denoncourt.

Mr. Denoncourt said he met with an engineer from Land Planning, and said it looks like they've addressed his comments.

Ms. O'Connor Davidson asked about access to Parcel A; and Mr. Hill said it would be through an easement.

Mr. Gordon asked the following:

- 1) asked about lighting;
- 2) why it is being proposed as a four lot not a five lot; Mr. Hill explained that they are taking two house lots and dividing into four lots for a net increase of four lots. Mr. Denoncourt reviewed the by-law which he said he reviewed with the Building Inspector;
- 3) asked if house can be razed after lots are built;
- 4) Parcel A – Mr. Aspero said he will come back with that.

Mark Fournier, 401 Main Street, expressed concern about future implications down the road; stating there is a lot of land beyond the wetland area of this project. Mr. Hill explained site development; and Mr. Gordon explained about any future development.

Mr. Gordon continued the hearing to April 12, 2007, at 7:05 PM, to take care of a couple of issues and get the Order of Conditions from the Conservation Commission.

**7:40 P.M.            Lilliput Early Childhood Center, Site Plan Approval  
Public Hearing  
Location: 18 Grafton Street (Route 140)  
Decision Deadline: 65 days from close of hearing**

Attending the hearing were Linda Sullivan – the owner; and Matt Smith – an engineer from Bohler Engineering. Mr. Gordon read the comment letter from the Highway Superintendent.

Mr. Naber and Mr. Rodolakis disclosed that they have a daughter and son, respectively, attending Lilliput 2; and they didn't view this as a conflict of interest.

Mr. Smith said Ms. Sullivan is looking to close Lilliput 2; and wants to make some revisions to her main site. He reviewed the plan:

- 1) add 1900 sq. ft. addition to existing building with basement;
- 2) expanding pavement to west;
- 3) expanding other side (phone company side) parking of 24 to 35 spaces;
- 4) playground will extend out some;
- 5) no yard lighting proposed;
- 6) drop-off is 8:15 a.m. and last pick-up is 3:15; hours are extended some to accommodate additional traffic;
- 7) agrees to put in dry well;
- 8) can address and accommodate Planning Board comments from Mr. Denoncourt;
- 9) On comment #3 – discussion of landscaping – Mr. Smith reviewed the plan.

Ms. Keohane expressed concern about the dumpster location:

- 1) how close it is to the house;
- 2) how close the truck will be coming in and the level of noise;
- 3) if truck is coming in before school starts, that seems it could be early.

Ms. O'Connor Davidson asked if the traffic would be lessened; and Mr. Smith said somewhat.

Mr. Naber expressed same concern of traffic flow. Mr. Smith seemed to think that the lengthening of cue lanes will help. Ms. Sullivan said she has tried to stagger times and change schedule and this should help.

There was discussion of the dumpster. Mr. Gordon suggested a structure be built around it, inside of chain link fence; and maybe change rubbish pick-up time.

Robert Sowden, 15 Chase Terrace, expressed concern about placement of the fence around the playground. Mr. Smith showed where the fence is going and showed where the play area will be.

Debora George, 6 Wesleyan Street, listed the following:

- 1) concern of lights shining in her kitchen window;
- 2) consideration to bring fence down to their property;
- 3) change the kind of fence.

David George, 6 Wesleyan Street, listed the following:

- 1) question of drainage issue off the Lilliput site onto his property;
- 2) parents are walking children to the school through his property;
- 3) concern of traffic flow.

Linda Camarra, 10 Wesleyan Street, listed the following:

- 1) question of drainage off the Lilliput site;
- 2) asked about plan for detention basins, etc.

Don Zamarro, 7 Wesleyan Street, listed the following:

- 1) expressed concern of cars parked on their street during school functions;
- 2) expressed concern about drainage and commented that he liked the Highway Superintendent's recommendation(s);
- 3) expressed concern about dumpster pick-up.

Mr. Gordon suggested they look into snow storage to eliminate water run-off.

Mr. Gordon also listed items of concern:

- 1) keep good communication with neighbors;
- 2) the water drainage – look into some method of water deflection at the fence over by 7 and 10 Wesleyan Street.

Mr. Gordon continued the hearing to discuss drainage, to March 1, 2007, at 7:20 P.M.

**8:00 P.M. Cumberland Farms, Convenience Store & Gas Station  
Route 20 Overlay District, Site Plan Approval & Special Permit  
Public Hearing  
Location: 600 Hartford Turnpike (Route 20) & Centech Boulevard  
Decision Deadline: 65 days from close of hearing**

Attending the hearing were:

Rick Lauder, Regional Manager, Cumberland Farms, Inc.

Wendy Regan, Site Development Manager, Cumberland Farms, Inc.

Attorney Philip C. Lombardo, Jr. – Attorney representing Cumberland Farms, Inc.

F. Giles Ham, P.E. – Principal, Vanasse & Associates, Inc. Transportation Engineers & Planners

Matt. Smith, P.E., – Engineer from Bohler Engineering, P.C.

Mr. Rodolakis abstained from the hearing due to possible conflict of Interest. Jack Perreault, Town Engineer, attended as the alternate for a Special Permit. Mr. Smith said the Special Permit is for how the building sits on the lot.

Mr. Smith listed the following about the project:

- 1) they are proposing to raze the existing house and construct a Cumberland Farms;
- 2) proposing 8 gas pumps with canopy and with fueling on both sides of pumps;
- 3) site entrance is enter-only off Route 20;
- 4) there will be a full enter and exit off Centech Boulevard;
- 5) there will be no diesel fuel;
- 6) proposing 40% impervious coverage;
- 7) will address Mr. Denoncourt's comments;
- 8) 14 spaces proposed with three other spaces designated, but Cumberland Farms feels they don't need them;
- 9) reviewed dumpster location and commented that he felt location was appropriate.

Giles Ham submitted and reviewed the traffic report.

Ms. Keohane began discussion of traffic flow on the site.

Mr. Gordon listed the following:

- 1) noted that the Highway Superintendent made comment to move entrance/exit as far as south on the property as possible;
- 2) asked about plans for gas leak and/or spill; Mr. Smith explained some of the features in place, such as using a vortech unit, etc., to contain any spill on site;
- 3) submit periodic maintenance reports to the Engineering Department.

Wendy Regan discussed elevations and showed overlay photos. She said she wants to hear Planning Board comments before going back and doing revisions. There was discussion of front façade.

Mr. Perreault noted Engineering's comments are listed in letter. He said he would like to see what is in Hopkinton and what is being used by a competitor for the roof (slant roof).

Mr. Naber commented that he would like to see a lot more slow down off Route 20.

Mr. Gordon continued the hearing to March 1, 2007, at 7:40 P.M.

**4. New Business**

**a. Kings Brook Crossing, Bond & Model Lots Release**

The Planning Board voted to approve the release of model lots and no discussion action was taken on the Bond at this time.

**b. 32-36 Maple Avenue, Dunkin Donuts Drive Through**

Attending the discussion were Patrick Healey, PE – the engineer from Thompson-Liston Associates, Inc.; and George Cadette – the owner of Dunkin Donuts. Mr. Healey said Mr. Cadette is planning on closing the Baskin and Robbins portion at this site; it will only be a Dunkin Donuts. He said he doesn't see a need for a second drive-up window; they want to remove the window. He said the question is would this need a Site Plan Review?

Mr. Rodolakis commented that he felt it was a De minimis change. The Board agreed. There was discussion about keeping the second window for delivery of special order items. Mr. Cadette said he would rather take out the second window and have space for parking for special orders.

The Board voted to authorize change as requested by applicant, Mr. Cadette; it's a De minimis change not requiring a Site Plan hearing.

**5. Old Business**

**a. Highland Hills Estates, Phase I & II, Bond Reductions**

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. The Board voted to approve the bond reductions for Phase I & II for Highland Hills Estates.

**6. Correspondence**

- a.** Letter from Vincent G. Fasano, LLC, regarding Federal Estates
- b.** Flyer, Citizen Planner Training Collaborative 6<sup>th</sup> Annual Conference, to be held on March 17, 2007, at Holy Cross College – anyone interested in attending should contact Mr. Denoncourt.

The meeting adjourned at 9:45 P.M.

Respectfully Submitted,

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